

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/(954) 797-1101

SUBJECT: TU 7-2-02, G.L. Homes of Davie Associates IV, Ltd. 15259 SW 41st Street,
Davie, FL 33331

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: Temporary Use Permit for Construction Trailer

REPORT IN BRIEF: The applicant is requesting approval of a temporary use permit for a construction trailer for the new G.L. Homes RiverStone community, formally known as Imagination Farms West. The site is located on Orange Drive east of Interstate 75. A satisfactory site plan accurately depicting all details of the request has been reviewed by the Development Services Department and is attached.

Town Council approved the Imagination Farms West site plan (SP 8-7-00) on September 6, 2001. The site will consist of 308 single family residences.

DURATION OF EVENT: The duration of the request will be for no longer than eighteen months from the date of issuance of building permit.

Section 12-319 of the Land Development Code requires that three (3) criteria be met for temporary use permits:

- (1) Any nuisance or hazardous features involved is suitably separated from adjacent uses;
- (2) Excessive Vehicular traffic will not be generated on minor residential streets; and,
- (3) A vehicular parking problem will not be created.

Staff finds that RiverStone will be suitably separated from adjacent uses, there will be no traffic generated on minor residential streets, and a vehicle parking problem is not anticipated. In addition the following conditions apply:

- (1) A building permit must be secured prior to the placement of the construction trailer
- (2) The construction trailer will be landscaped as indicated on the submitted site plan.

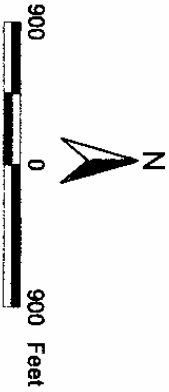
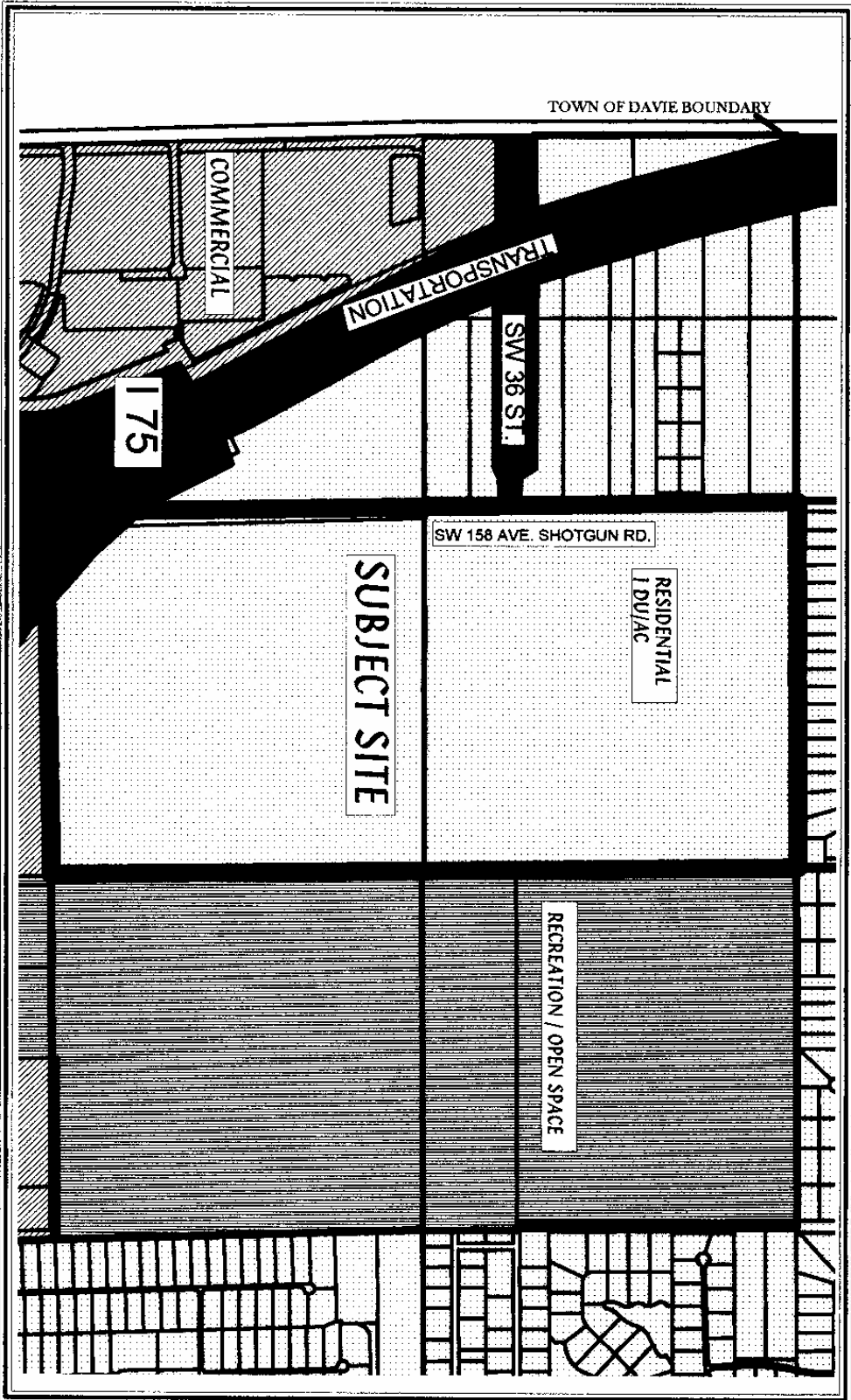
PREVIOUS ACTIONS: None

CONCURRENCES: The Development Review Committee has reviewed the application on August 13, 2002 and has no objections to the request.

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Subject site map, Overall Site plan, Site Plan for the location of the construction trailer with surrounding landscaping.



Planning & Zoning Division - GIS



Temporary Use
TU 7-2-02
FUTURE LAND USE MAP

